

FOR LEASE

# THE CASCARA

1260 10th Avenue, Salmon Arm, BC

Prime Retail Opportunities on the Ground Floor of a  
Newly Constructed Six-Storey Apartment Complex  
Centrally Located in Salmon Arm



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**Macdonald**  
COMMERCIAL

**WESTURBAN**  
DEVELOPMENTS

# THE CASCARA

Salmon Arm, BC

## OPPORTUNITY

Prime retail space in a thriving midtown neighbourhood in Salmon Arm with flexible zoning suitable for retail, office, gyms and more. Located in the hub of Salmon Arm with ideal street visibility, walkability and easy access to public transport.

## AREA

The fast-growing community of Salmon Arm is the regional business, service and cultural centre of the Shuswap and sits at the gateway to the popular North Okanagan, midway between Vancouver and Calgary. Salmon Arm is strategically situated on the key transportation crossroads of Hwy 1 and 97B. The city has a primary retail trade area of approx. 15,000 people and a secondary trade area of 35,000 people.

## LOCATION

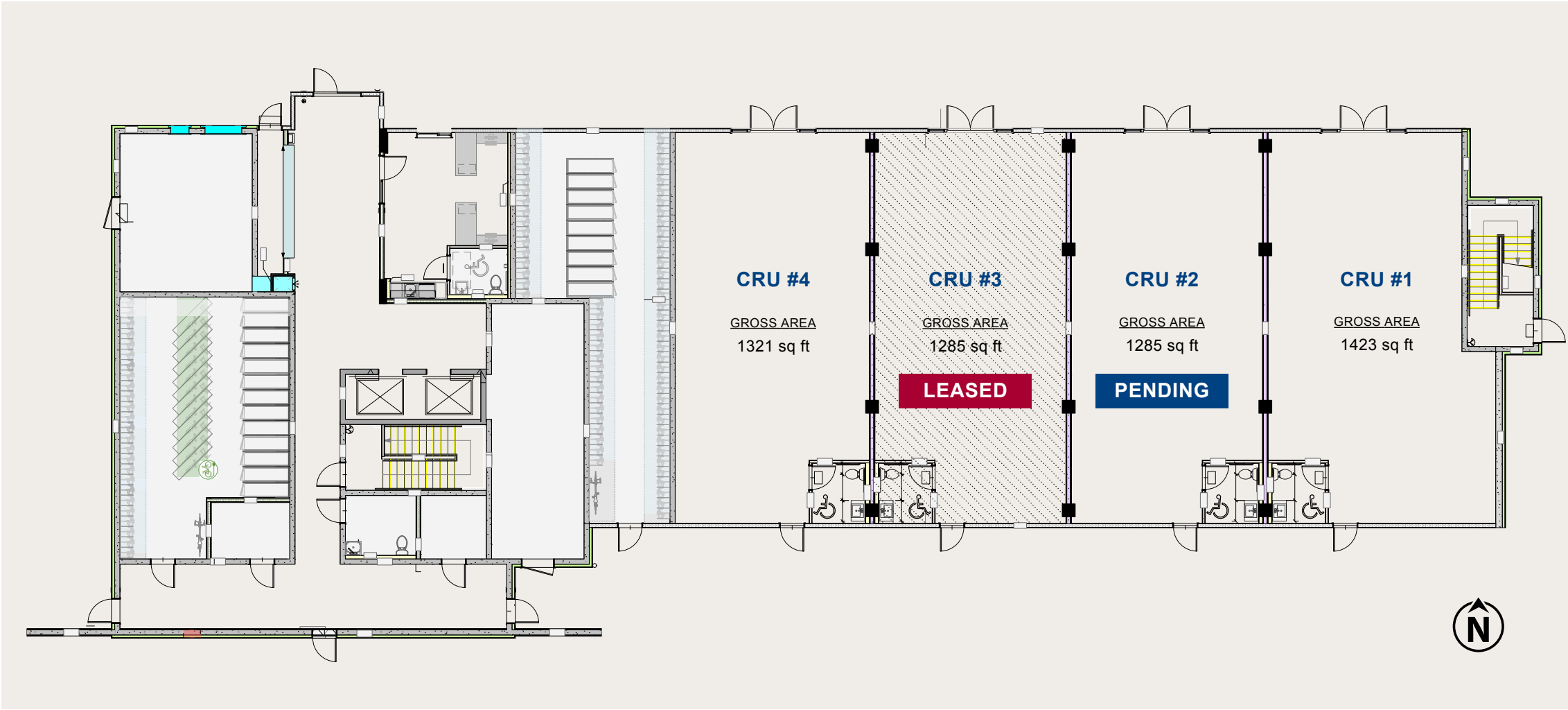
Centrally located on 10th Avenue SW, just off the Trans-Canada Highway and directly across from the Mall at Piccadilly, which is the dominant shopping centre in the greater Salmon Arm region with 35 stores, including anchors Save-On-Foods, Canadian Tire, Sport Check and Shoppers Drug Mart.



# PROPERTY INFORMATION

The Cascara is a six-storey mixed-use building with 140 residential rental suites and main floor commercial space of approx. 5,314 sf, including up to four CRUs.

<b>BASE RENT</b> \$20 psf	<b>PARKING</b> 30 surface commercial stalls
<b>ADDITIONAL RENT</b> \$10.25 psf (2026 estimate)	<b>AVAILABLE</b> Immediately
<b>ZONING</b> C-2	



# RENDERED VISUALIZATION



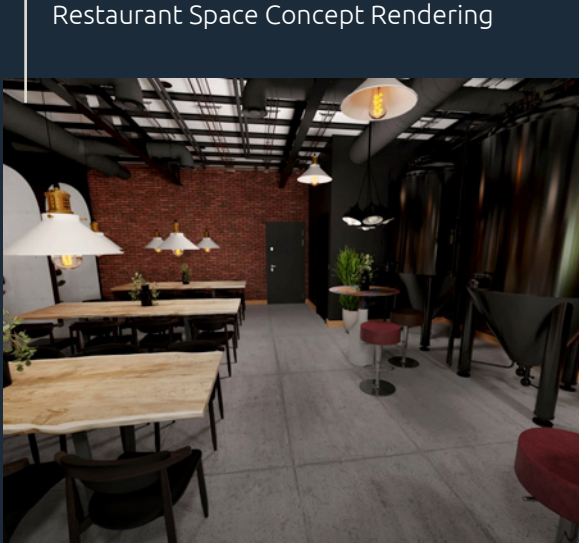
Retail Space Concept Rendering



Office Space Concept Rendering



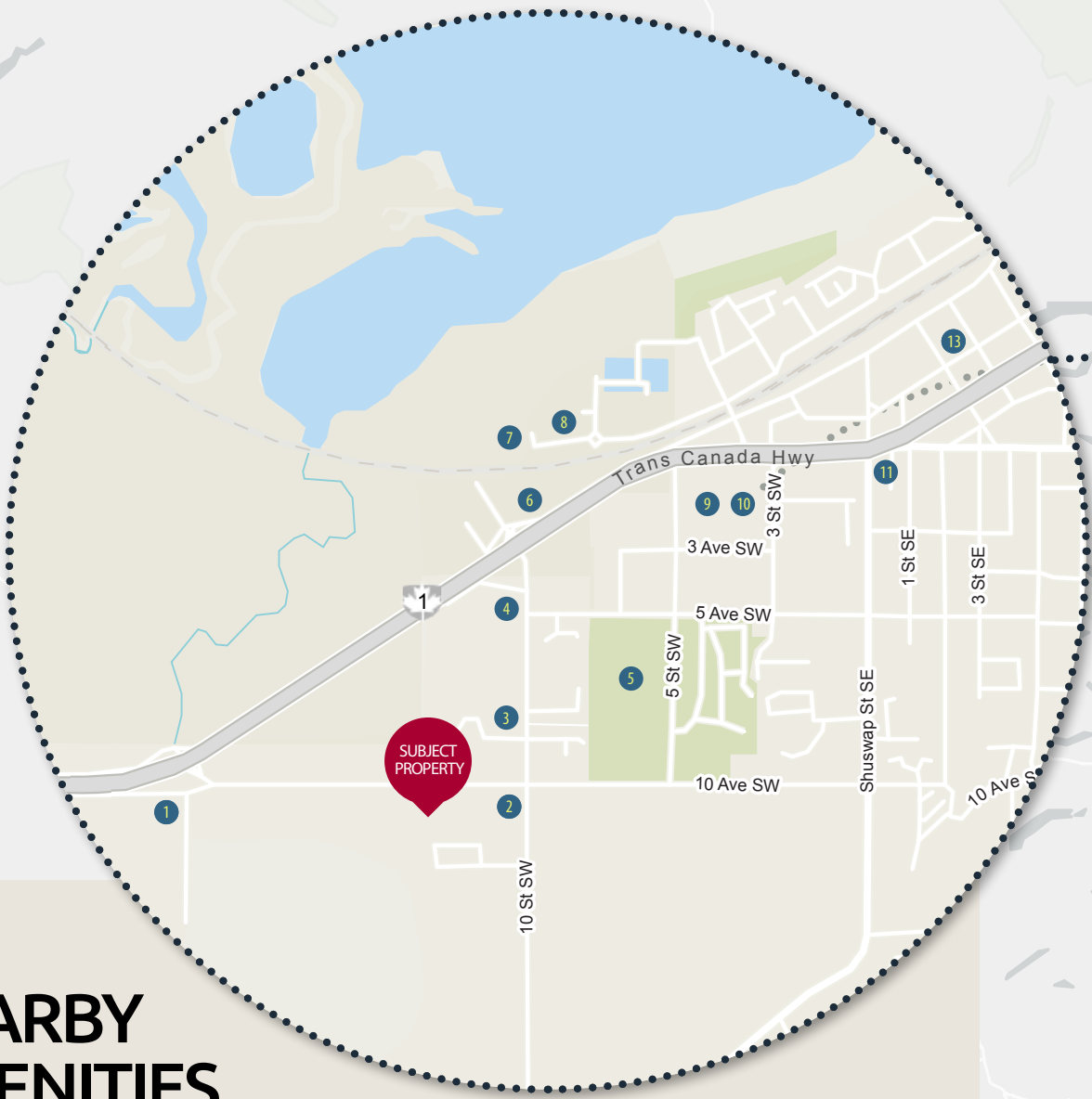
Gym Space Concept Rendering



Restaurant Space Concept Rendering



Daycare Space Concept Rendering



**TRADE AREA  
DEMOGRAPHICS WITHIN  
A 20KM RADIUS**

Estimated Population

**2.7M**

Estimated Households

**988K**

Average Household Income

**\$102K**

Median Age

**41**

*Source: Statistics Canada*

**NEARBY  
AMENITIES**

- 1. Pedi Passion Spa
- 2. Sedo's Old Fashioned Butcher Shop and Deli
- 3. The Mall at Piccadilly
  - \* Save-On-Foods
  - \* Canadian Tire
  - \* Sport Chek
  - \* Shoppers Drug Mart
- 4. Shuswap Veterinary Clinic
- 5. Blackburn Park
- 6. Salmon Arm Waterslides
- 7. Peter Jannink Nature Park
- 8. Crown 'N Anchor Public House & Grill
- 9. Brad's No-Frills
- 10. PJ's Restaurant
- 11. Barley Station Brewpub
- 12. Shuswap Pie Company
- 13. Prestige Harbourfront Resort

Kamloops

Salmon Arm

Revelstoke

Vernon

Kelowna

Vancouver



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